

# CITY COUNCIL AGENDA

**SEPTEMBER 13, 2005**

LINDA J. LE ZOTTE  
FORREST WILLIAMS  
CINDY CHAVEZ, VICE MAYOR  
CHUCK REED  
NORA CAMPOS

DISTRICT 1  
DISTRICT 2  
DISTRICT 3  
DISTRICT 4  
DISTRICT 5

RON GONZALES MAYOR

KEN YEAGER  
VACANT  
DAVID D. CORTESE  
JUDY CHIRCO  
NANCY PYLE

DISTRICT 6  
DISTRICT 7  
DISTRICT 8  
DISTRICT 9  
DISTRICT 10

Welcome to the San José City Council meeting!

This Agenda contains both a Consent Calendar section for routine business items that require Council approval, and general business items arranged to correspond with San José's City Service Areas (CSAs). City Service Areas represent the policy-making level for strategic planning, policy setting, and investment decisions in the critical functions the City provides to the community. They are:

- ***Strategic Support Services*** — The internal functions that enable the CSAs to provide direct services to the community in an effective and efficient manner.
- ***Community & Economic Development*** — Manage the growth and change of the community in order to create and preserve healthy neighborhoods and ensure a diverse range of employment and housing opportunities.
- ***Neighborhood Services*** — Serve, foster, and strengthen community by providing access to lifelong learning and opportunities to enjoy life.
- ***Transportation & Aviation Services*** — A safe and efficient transportation system that contributes to the livability and economic health of the City; and provide for the air transportation needs of the community and the region at levels that is acceptable to the community.
- ***Environment and Utility Services*** — Manage environmental services and utility systems to ensure a sustainable environment for the community.
- ***Public Safety Services*** — Commitment to excellence in public safety by investing in neighborhood partnerships as well as prevention, enforcement, and emergency preparedness services.

Items listed in Section 9 require approval of both the City Council and the San José Redevelopment Agency Board.

You may speak to the City Council about any item that is on the agenda, and you may also speak on items that are not on the agenda during Open Forum. If you wish to speak to the City Council, please refer to the following guidelines:

- **Fill out a Yellow Speaker's Card and submit it to the City Clerk seated at the front table. Do this before the meeting or before the item is heard.** This will ensure that your name is called for the item(s) that you wish to address, and it will help ensure the meeting runs smoothly for all participants.
- When the Council reaches your item on the agenda, Mayor Gonzales will open the public hearing and call your name. Please address the Council from the podium, which is located to the left of the City Clerk's table.
- Each speaker generally has two minutes to speak per item. The amount of time allotted to speakers may vary at the Mayor's discretion, depending on the number of speakers or the length of the agenda.
- To assist you in tracking your speaking time, there is a display on the podium. The green light turns on when you begin speaking; the yellow light turns on when you have 30 seconds left; and the red light turns on when your speaking time is up.

Please be advised that, by law, the City Council is unable to discuss or take action on issues presented during Open Forum. According to State Law (the Brown Act) items must first be noticed on the agenda before any discussion or action.

**The San José City Council meets every Tuesday at 1:30 p.m. and every first and third Tuesday at 7 p.m., unless otherwise noted. If you have any questions, please direct them to the City Clerk's staff seated at the tables just below the dais. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.**

**Agendas and Staff Reports for City Council items may be viewed on the Internet at [www.sanjoseca.gov/clerk/agenda.asp](http://www.sanjoseca.gov/clerk/agenda.asp)**

**To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, please call (408) 535-1260 or (408) 998-5299 (TTY) at least two business days before the meeting.**

**On occasion the City Council may consider agenda items out of order.**

- **Call to Order and Roll Call**
  - 9:30 a.m. - Closed Session, City Hall Tower, 18<sup>th</sup> Floor, City Hall  
See Separate Agenda
  - 1:30 p.m. - Regular Session, Council Chambers, City Hall
  - 7:00 p.m. - Public Hearings, Council Chambers, City Hall
- **Invocation (District 8)**
- **Pledge of Allegiance**
- **Orders of the Day**

**Items recommended to be added, dropped, or deferred are usually approved under Orders of the Day unless the Council directs otherwise.**

## **1. CEREMONIAL ITEMS**

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- 1.1** Presentation of a commendation to the San José Grand Prix Heroes and the Executive Advisory Board for their generosity and service to the City of San José through making the San José Grand Prix a great success and for establishing a lasting tradition of exceptional racing in San José. (Chavez/LeZotte/Cortese)
- 1.2** Presentation of commendations to Ballet San José Silicon Valley students and company members for their outstanding competitive performances at the 2005 Dance Grand Prix Italia. (Chavez/Cortese)
- 1.3** Presentation of a commendation to Toyota for donating \$10,000 towards the construction of Calabazas BMX Park. (LeZotte)

## 2. CONSENT CALENDAR

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**Notice to the public:** There will be no separate discussion of Consent Calendar items as they are considered to be routine by the City Council and will be adopted by one motion. If a member of the City Council, staff, or public requests discussion on a particular item, that item will be removed from the Consent Calendar and considered separately.

### 2.1 Approval of Minutes.

### 2.2 Final adoption of ordinances.

**Recommendation:** Final adoption of ordinances.

- (a) ORD. NO. 27521 – Amends Chapter 3.28 of Title 3 of the San José Municipal Code to implement State Law regarding benefits for registered domestic partners and to add provisions relating to plan-approved domestic relations orders and amending section 3.44.010 of Chapter 3.44 of Title 3 of the San José Municipal Code to implement cost-of-living adjustments for surviving registered domestic partners.
- (b) ORD. NO. 27523 – Amends Chapter 3.48 and Chapter 3.50 of Title 3 of the San José Municipal Code regarding additional deferrals to the Deferred Compensation Plan and the PTC 457 Plan for those employees returning from active military service.
- (c) ORD. NO. 27524 – Amends Section 1.08.020 of Chapter 1.08 of Title 1 of the San José Municipal Code, which lists all infractions, to update the list of infractions.
- (d) ORD. NO. 27531 – Rezones certain real property situated on the east side of Almaden Road approximately 680 feet northerly of Curtner Avenue (2190 Almaden Road) to A(PD) Planned Development Zoning District. PDC03-047
- (e) ORD. NO. 27532 – Rezones certain real property situated approximately 190 feet easterly of the intersection of Blossom Hill Road and Poughkeepsie Road to CN Commercial Neighborhood Zoning District. C05-069
- (f) ORD. NO. 27533 – Rezones certain real property situated on the west side of Delmas Avenue approximately 170 feet north of Dorothy Avenue (1203 Delmas Avenue) to A(PD) Planned Development Zoning District. PDC04-099
- (g) ORD. NO. 27534 – Rezones certain real property situated on the north side of Michigan Avenue, approximately 200 feet southwesterly of Pacific Street to R-M Multiple Residence District. C05-057

## 2. CONSENT CALENDAR

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### 2.2 Final adoption of ordinances. (Cont'd.)

**Recommendation:** Final adoption of ordinances.

- (h) ORD. NO. 27535 – Rezones certain real property situated on the southwest corner of Monterey Road and Goble Lane to A(PD) Planned Development Zoning District.

### 2.3 Approval to reject all bids for the Capitol Park Neighborhood Center Project.

**Recommendation:** Approval to reject all bids for the Capitol Park Neighborhood Center Project, and authorization for the Director of Public Works to re-advertise and re-bid the project. CEQA: Exempt, PP03-08-267. Council District 5. SNI: East Valley/680 Communities. (Public Works/Parks, Recreation and Neighborhood Services) (Deferred from 8/23/05 – Item 2.9 and 8/30/05 – Item 2.8)

### 2.4 Approval of the additions to the City Auditor's Travel Calendar from July 1 through December 31, 2005.

**Recommendation:** Approval of the additions to City Auditor's Gerald Silva's travel calendar from July 1 through December 31, 2005, at no cost to the City. (City Auditor)

### 2.5 Acceptance of the Office of the City Auditor's Report of Activities and Findings for the Period June 16 through July 15, 2005.

**Recommendation:** Acceptance of the Office of the City Auditor's *Report of Activities and Findings for the Period June 16 through July 15, 2005*. (City Auditor)

### 2.6 [Approval to submit the Urban Runoff Management Plan Annual Report.](#)

#### [Attachment](#)

**Recommendation:** Authorization for the submittal of the 2004-2005 Urban Runoff Management Plan Annual Report and certification to the Regional Water Quality Control Board (Water Board) in conformance with the City's Municipal Separate Storm Sewer System National Pollutant Discharge Elimination System (NPDES) permit requirements, and pursuant to the Federal Clean Water Act. CEQA: Not a Project. (Environmental Services)

### 2.7 [Approval of an amendment to the Butcher Park Master Plan.](#)

**Recommendation:** Approval of an amendment to the Butcher Park Master Plan to include an off-leash dog area. CEQA: Exempt, PP05-107. Council District 9. (Parks, Recreation and Neighborhood Services)

## 2. CONSENT CALENDAR

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### 2.8 Approval of actions related to the annexation of Capitol No. 52.

**Recommendation:** Adoption of a resolution initiating proceedings and setting September 27, 2005 at 1:30 p.m. for Council consideration on the reorganization of territory designated as Capitol No. 52 which involves the annexation to the City of San José of 0.32 acres of land more or less, located at the on the northwest corner of Wilbur Avenue and Nancy Lane and adjacent to the City of San José annexation Capitol No. 42-A and the detachment of the same from Central Fire Protection, Area No.01 (Library Services) County Services, County Lighting Services, and Sanitation District 2-3. Council District 5. CEQA: Resolution No. 65459, File No. C05-023. (Planning, Building and Code Enforcement).

### 2.9 [Approval of actions related to the annexation of Penitencia No. 72.](#)

**Recommendation:** Adoption of a resolution initiating proceedings and setting September 27, 2005 at 1:30 p.m. for Council consideration on the reorganization of territory designated as Penitencia No. 72 which involves the annexation to the City of San José of 0.84 acres of land more or less, located at the on the west side of Toyon Avenue, approximately 370 feet south of Selby Lane, and adjacent to the City of San José annexation Penitencia No. 1-B and the detachment of the same from County Lighting County Services, Central Fire Protection, Area No.01 (Library Services) County Services and Sanitation District 2-3. Council District 5. CEQA: Resolution No. 65459, File No. C05-024. (Planning, Building and Code Enforcement).

### 2.10 [Approval to vacate a portion of the Light and Air Easement located at 2103 Emory Street.](#)

**Recommendation:** Adoption of a resolution of intention to vacate a portion of the Light and Air Easement that lies within Lot 23 of Tract No. 703, located at 2103 Emory Street, and setting a public hearing on October 4, 2005 at 1:30 p.m. CEQA: Exempt, File No. 3-16872. Council District 6. (Public Works)

## 2. CONSENT CALENDAR

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### 2.11 Approval of actions related to widening portions of Quito Road and Paseo Olivos.

**Recommendation:**

- (a) [Adoption of a resolution rescinding a prior rejection of an offer of dedication](#) of an easement for right of way purposes, and accepting the dedication for a portion of Quito Road and Paseo Olivos in Tract No. 1298, pursuant to Government Code Section 66477.2, and authorizing the Director of Public Works to file a Certificate of Acceptance with the County Recorder's Office and execute all documents necessary to accept the offer of dedication. CEQA: Exempt, PP05-070. Council District 1. (Public Works)
- (b) Adoption of a resolution approving the acceptance of quitclaim deeds that release and quitclaim any legal rights the owners may have over portions of the east side of Quito Road abutting their respective properties, and authorizing the Director of Public Works to execute any additional documents necessary to complete these transactions, from the following property owners:
  - (1) Ronald R. Roessle and Julia Tsih-Leung, quitclaim of approximately 3,295 sq. ft. of the portion of Quito Road abutting their property at 12560 Quito Road (APN: 403-31-024), in the area of the proposed Quito Road street improvement project;
  - (2) Sudarshan Sarpangal, quitclaim of approximately 2,942 sq. ft. of the portion of Quito Road abutting his property at 12620 Quito Road (APN: 403-31-011), in the area of the proposed Quito Road street improvement project; and
  - (3) Michael Grady and Maria M. Grady, quitclaim of approximately 2,338 sq. ft. of the portion of their property at 12636 Quito Road (APN: 403-31-010), in the area of the proposed Quito Road street improvement project.CEQA: Exempt, PP05-070. Council District 1. (Public Works)

### 2.12 [Acceptance of the San José Arena Authority Ticket Distribution Program Report.](#)

**Recommendation:** Acceptance of the Second Quarter 2005 San José Arena Authority Ticket Distribution Program Report. CEQA: Not a Project. (San José Arena Authority/Economic Development)

## 3. STRATEGIC SUPPORT SERVICES

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### 3.1 Report of the Study Session Mayor Gonzales, Chair

### 3. STRATEGIC SUPPORT SERVICES

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#### 3.2 Report of the Rules Committee – August 24, 2005

**Vice Mayor Chavez, Chair**

- (a) Redevelopment Agency items reported out at Redevelopment Agency meeting
- (b) City Council
  - (1) Review September 6, 2005 Council Agenda  
MEETING CANCELLED
  - (2) Add New Items to August 30, 2005 Agenda
  - (3) List of Reports Outstanding
- (c) Legislative Update
  - (1) State
  - (2) Federal
- (d) Meeting Schedules
- (e) The Public Record
- (f) Appointments to Boards, Commissions and Committees
- (g) Rules Committee Reviews, Recommendations and Approvals
  - (1) Proposed Work Plan for Ordinance on Improved Fire Safety in Older Buildings
- (h) Oral Communications
- (i) Adjournment

#### **Report of the Rules Committee – August 31, 2005**

**Vice Mayor Chavez, Chair**

- (a) Redevelopment Agency items reported out at Redevelopment Agency meeting
- (b) City Council
  - (1) Review September 13, 2005 Council Agenda
  - (2) Add New Items to September 6, 2005 Agenda  
MEETING CANCELLED
- (c) Legislative Update
  - (1) State
    - (a) AB 438 (Parra) and AB 1323 (Vargas) Relating to Registered Sex Offenders.
  - (2) Federal
    - (a) Update on San José Federal Relations Activities.
- (d) Meeting Schedules
- (e) The Public Record
- (f) Appointments to Boards, Commissions and Committees
- (g) Rules Committee Reviews, Recommendations and Approvals
  - (1) Allocation Request from the Community Gift Trust Fund.
  - (2) City Auditor's 2005-2006 Work Plan.
- (h) Oral Communications
- (i) Adjournment



### 3. STRATEGIC SUPPORT SERVICES

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**3.3 Report of the Making Government Work Better Committee  
Council Member Reed, Chair**

**3.4 [Approval of City Council response to the 2004-2005 Santa Clara County Civil Grand Jury Report regarding the Norcal Recycle Plus Agreement.](#)**

**Recommendation:** Approval of City Council response to Grand Jury Report regarding the Norcal Recycle Plus Agreement. (Mayor/City Manager/City Attorney)  
(Rules Committee referral 8/10/05 and 8/17/05)  
(Deferred from 8/16/05 – Item 3.4 and 8/30/05 – Item 3.4)

[Exhibit A:](#) Chronology and Linked Documents

Exhibit B: On CD-ROM available for viewing in the Office of the City Clerk

Exhibit C: Document Inventory (on file in the Office of the City Clerk)

[Exhibit D:](#) Grand Jury, Document Inventory

[Mayor's Memo](#) on Response to Grand Jury Report on Norcal Contract

**3.5 [Independent Investigator's Status Report on the review of issues associated with Norcal garbage contract and contract amendment.](#)**

**Recommendation:** Acceptance of the Independent Investigator's Status Report on the review of issues associated with the Norcal garbage contract and contract amendment.  
(City Auditor)  
(Rules Committee referral 8/10/05 and 8/17/05)  
(Deferred from 8/30/05 – Item 3.5)

**3.6 Consideration of a proposed amendment to the Municipal Code, as it relates to campaign contributions.**

**Recommendation:** Discussion and direction to staff of a proposed amendment to the Municipal Code which would provide that payments by an employer to an employee who works on municipal political campaigns, are to be treated as campaign contributions, subject to the City's campaign contribution limits and disclosure requirements. (City Attorney's Office)  
(Deferred from 8/16/05 – Item 2.14)  
(Rules Committee referral 8/31/05)  
**RECOMMEND DEFERRAL TO 9/20/05**

### 3. STRATEGIC SUPPORT SERVICES

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#### 3.7 [Approval to issue Clean Water Financing Authority Sewer Revenue Refunding Bonds.](#)

**Recommendation:** Adoption of a resolution of the City Council:

- (a) Authorizing the issuance of San José - Santa Clara Clean Water Financing Authority Sewer Refunding Revenue Bonds, Series 2005A (tax-exempt fixed rate) in a not to exceed amount of \$65,000,000; and Series 2005B (tax-exempt variable rate) in a not to exceed amount of \$30,000,000, (collectively the "Bonds").
- (b) Approving in substantially final form and authorizing the execution, as applicable, of the Second Amendment to the Improvement Agreement, two Preliminary Official Statements, two final Official Statements, Master Indenture, First Supplemental Indenture, Second Supplemental Indenture, Continuing Disclosure Agreement, Standby Bond Purchase Agreement, one or more Escrow Agreements, Financial Guaranty Agreement, Bond Purchase Agreement, Remarketing Agent Agreement, one or more Payoff Agreements with Tributary Agencies and authorizing the City Manager, Director of Finance or their designees to execute and, as appropriate, to negotiate and deliver these documents and other related financing documents and to take other actions as necessary in connection with the issuance of the Bonds.
- (c) Authorizing the City Attorney to negotiate and execute an Agreement with Nixon Peabody LLP for bond and disclosure counsel services in an amount not to exceed \$175,000.

CEQA: Not a Project. (Finance/Environmental Services)  
(Deferred from 8/30/05 – Item 3.6)

### 4. COMMUNITY & ECONOMIC DEVELOPMENT

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#### 4.1 Report of the Building Strong Neighborhoods Committee Council Member Chirco, Chair

#### 4.2 Report of the Driving a Strong Economy Committee Council Member Williams, Chair

#### 4.3 [Approval to modify the affordability requirements for Villa Solera Apartments.](#)

**Recommendation:** Adoption of a resolution approving an increase in the number of restricted affordable units at or below 60% of Area Medium Income at Villa Solera Apartments, located at the Northwest corner of Lucretia Avenue and Vintage Way ("Development") 58 to 80, resulting in a total of 20 units restricted to tenants earning up to 50% of AMI and 80 units restricted to tenants earning up to 60% of AMI. CEQA: Negative Declaration, PDC-SH 00-10-103. Council District 7. SNI: Tully and Senter. (Housing)

## 4. COMMUNITY & ECONOMIC DEVELOPMENT

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### 4.4 [Approval of revisions to the Teacher Homebuyer Program.](#)

**Recommendation:** Adoption of a resolution modifying the Teacher Homebuyer Program adopted by the City Council on April 4, 2000, and amended on December 16, 2003, as follows:

- (a) Increase the maximum loan amount from \$25,000 to \$40,000 for teacher households earning between 90% and 120% of Area Median Income.
- (b) Increase the maximum loan amount from \$40,000 to \$65,000 for teacher households earning less than 90% of Area Median Income.

CEQA: Not a Project. (Housing)

(Rules Committee referral 8/31/05)

**RECOMMEND DEFERRAL TO 9/20/05**

## 5. NEIGHBORHOOD SERVICES

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### 5.1 Report of the All Children Achieve Committee Council Member Yeager, Chair

## 6. TRANSPORTATION & AVIATION SERVICES

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### 6.1 Report of the Building Better Transportation Committee Council Member Campos, Chair

## 7. ENVIRONMENTAL & UTILITY SERVICES

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### 7.1 [Approval to award a contract for installation of potable and non-potable water services and mains.](#)

**Recommendation:** Report on bids and award of contract for installation of potable and non-potable water services and mains 2005-2006 to the low bidder, San José Water Company, in the amount of \$548,737.84. CEQA: Exempt, PP05-130. (Environmental Services)

## 8. PUBLIC SAFETY SERVICES

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## 9. JOINT COUNCIL/REDEVELOPMENT AGENCY

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### CONVENE REDEVELOPMENT AGENCY BOARD TO CONSIDER ITEM 9.1 IN A JOINT SESSION

#### 9.1 [Approval to purchase insurance policies for City properties.](#)

**Recommendation:** Adoption of a resolution authorizing the Director of Finance to purchase insurance policies for the period October 1, 2005 to October 1, 2006, at a cost not to exceed \$2,700,000. CEQA: Not a Project. (Finance/Redevelopment Agency)

#### 9.2 **Approval of actions related to the North San José Area Development Policy.**

**Recommendation:** Acceptance of a report and approval of direction to proceed with a workplan for implementation of actions related to adoption of the North San José Area Development Policy. CEQA: EIR, Resolution No. 72768. Districts 3 and 4. (Planning, Building and Code Enforcement/Economic Development/Transportation/Redevelopment Agency)

(Referred from 6/21/05 – Item 12.2)

**TO BE HEARD IN THE EVENING**

#### 9.3 **Approval of actions related to the 4th Street Parking Garage evening parking rates.**

**Recommendation:** Adoption of a resolution to amend the Master Parking Rate Schedule establishing evening parking rates at the 4th Street Parking Garage.

(Transportation/Redevelopment Agency)

(Rules Committee referral 8/31/05)

**RECOMMEND DEFERRAL TO 9/20/05**

### ADJOURN REDEVELOPMENT AGENCY BOARD PORTION OF THE MEETING

- Closed Session Report
- Notice of City Engineer's Pending Decision on Final Maps
- Open Forum—To be heard jointly with Redevelopment Agency Public Discussion. Following Open Forum, Council will recess until 7:00 p.m.

## 10. GENERAL PLAN PUBLIC HEARINGS

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No General Plan Public Hearing at this time.

## 11. PUBLIC HEARINGS

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(To be heard by the City Council at 7:00 p.m.)

**Notice to the public:** There will be no separate discussion of Public Hearings Consent Calendar (Item 11.1) as they are considered to be routine by the City Council and will be adopted by one motion. If a member of the City Council, staff, or public requests discussion on a particular item, that item will be removed from the Public Hearings Consent Calendar (Item 11.1) and considered separately.

### 11.1 Public Hearings Consent Calendar items.

#### **Recommendation:**

- (a) [Consideration of approval of an ordinance](#) on Planning Director Initiated Conforming Rezoning from CG Commercial General Zoning District to CP Commercial Pedestrian Zoning District on a 0.607 gross acre site, located at the northwest corner of The Alameda and North Morrison Avenue (955 The Alameda) (Richard S. Campisi Trust, Victor Lo Bue Trustee, Owner). CEQA: Resolution No. 65459. Director of Planning, Building and Code Enforcement recommend approval. No Planning Commission action required.  
C05-084 - District 6
- (b) [Consideration of approval of an ordinance](#) on Planned Development Rezoning from R-1-8 Residential District to the A(PD) Residential District to allow 3 single family detached residences on a 0.65 gross acre site, located on the south side of Moorpark Avenue approximately 100 feet east of Clover Avenue (2830 Moorpark Ave.) (Stephen D. and Maude M. Mason, Trustee, Owner). CEQA: Exempt. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (5-0-2).  
PDC05-062 - District 6
- (c) [Consideration of approval of an ordinance](#) on Conforming Conventional Rezoning from CO Commercial Office to CN Commercial Neighborhood to allow development standards and uses consistent with neighborhood commercial development on a 0.28 gross acre site, located at/on the north side of Tully Road, approximately 0- feet easterly of Lanai Avenue (1605 Tully Road) (Viray Christopher, et al, Owner). SNI: K.O.N.A., West Evergreen. CEQA: Exempt. Director of Planning, Building and Code Enforcement recommend approval. No Planning Commission action required.  
C05-054 - District 7

## 11. PUBLIC HEARINGS

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### 11.2 Rezoning from CG Commercial General Zoning District to allow residential uses on a 0.99 gross acre site.

**Recommendation:** Public Hearing on and consideration of approval of an ordinance on a rezoning from CG Commercial General Zoning District to DC Downtown Primary Commercial Rezoning to allow residential uses on a 0.09 gross acre site, located at/on the northwest corner of N. 2<sup>nd</sup> Street and Devine Street (257 N 2<sup>nd</sup> St.) (Fazekas Daryl, Owner). Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (5-0-2).

C04-067 - District 3

(Continued from 8/16/05 – Item 11.3)

### 11.3 Planned Development Rezoning to allow up to from IP Industrial Park Zoning District to A(PD) Planned Development Rezoning to allow up to 109 single-family attached residences and the demolition of existing industrial buildings on a 4.0 gross acre site.

**Recommendation:** Public Hearing on and consideration of approval of an ordinance on Planned Development Rezoning from IP Industrial Park Zoning District to A(PD) Planned Development Zoning District to allow up to 109 single-family attached residences and the demolition of existing industrial buildings on a 4.0 gross acre site, located on the northeast corner of Autumnvale Drive and Trade Zone Blvd. (2450 Autumnvale Dr.) (Autumnvale Associates, Inc., Adams Capital Management Co. Edwin Kawamoto, Owner). CEQA: Mitigated Negative Declaration. Director of Planning, Building and Code Enforcement recommends approval with Planning Commission modifications. Planning Commission recommends approval of the proposed rezoning with the conditions recommend in the staff report with the following revisions (4-2-1-0):

- (a) Modify the proposed Development Standards to eliminate the 10% reduction in the parking requirement to require that parking be provided at a rate of 2.7 spaces per unit (versus 2.4 spaces per unit).
- (b) Require that private yards be provided according to the Residential Design Guideline standards for Garden Townhomes of 300-square foot per unit.

PDC04-109 - District 4

(Continued from 8/16/05 – Item 11.8 and 8/30/05 – Item 11.2)

## 11. PUBLIC HEARINGS

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### 11.4 [Planned Development Rezoning from R-1-8 Residential District to the A\(PD\) Residential District.](#)

**Recommendation:** Public Hearing on and consideration of approval of an ordinance on Planned Development Rezoning from R-1-5 and R-1-8 Residential Districts to A(PD) Planned Development District to allow 7 single family detached residences on a 0.98 gross acre site, located on the south side of Neal Avenue, approximately 245 feet east of South Winchester Boulevard (3030-3040 Neal Ave.) (Neal 3030 LLC, Owner/Developer). CEQA: Mitigated Negative Declaration. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (5-0-2-0).  
PDC05-058 - District 6

### 11.5 [Planned Development Rezoning from R-M Zoning District to A\(PD\) Planned Development Zoning District.](#)

**Recommendation:** Public Hearing on and consideration of approval of an ordinance on Planned Development Rezoning from R-M Zoning District to A(PD) Planned Development Zoning District to construct 5 single family attached residences on a 0.34 gross acre site, located on the south side of Curtner Avenue, approximately 250 feet westerly of Joseph Avenue (482 Curtner Ave.) (Carolyn L. Bartlett, Trustee, Golkar Pejman, Owner/Developer). CEQA: Exempt. Director of Planning, Building and Code Enforcement and Planning Commission recommend approval (4-2-1-0).  
PDC05-038 - District 9

- Open Forum
- Adjournment